

**Minutes of the Regular Planning Board Meeting  
Monday, April 14, 2008  
Council Chambers, City Hall  
2263 Santa Clara Avenue – 7:00 PM**

President Cook called the meeting to order at 7:05 p.m.

**ROLL CALL:**

<b>PRESENT:</b>	President Cook, Boardmembers Ezzy Ashcraft, Lynch and McNamara
<b>ABSENT:</b>	Vice-President Kohlstrand and Boardmember Cunningham
<b>STAFF PRESENT:</b>	Andrew Thomas, Planning Manager/Secretary to the Planning Board; Farimah Faiz, Assistant City Attorney; Cynthia Eliason, Supervising Planner; Simone Wolter, Planner I; Althea Carter, Executive Assistant/Recording Secretary

**MINUTES:**

Minutes for the meeting of November 13, 2007  
Continued to April 28, 2008.

Minutes for the meeting of February 25, 2008  
Motion (Ezzy Ashcraft)/Second (Cook) to approve as amended.  
Ayes: 4; Noes: 0; Absent: 2. Motion unanimously approved.

Minutes for the meeting of March 24, 2008 (pending)

**AGENDA CHANGES AND DISCUSSION:**  
NONE

**STAFF COMMUNICATIONS:**

**(6-A.)** Future Agendas: Andrew Thomas reviewed future agenda items and noted the Esplanade appeal will be heard at the City Council meeting scheduled for April 15, 2008.

**(6-B.)** Zoning Administrator Report: There was no Zoning Administrator meeting on April 1, 2008.

**(6-C.)** Report Re: Status of Broadway/Jackson Phase II: Andrew Thomas provided a review and update on the status of this project. The City of Alameda has been working on this project with Caltrans and the City of Oakland for 10-15

years. Many options have been presented regarding modification of the Posey Tube and freeway exits on I880. Caltrans has determined that one option, to cut through the Posey tube and create a “hard” right turn upon exiting the tube, is not feasible and was rejected because the tube is not a tunnel and enabling motorists to make a hard right turn could result in an increase of rear-end accidents.

Another option considered was creating a new on-ramp at 6<sup>th</sup> and Market Streets. Although not as effective as the previous option this option is good for transit (bus/BART) connections and provides multiple options for vehicles. This study has a greater impact on Oakland since some property owners will be impacted by any proposed solutions. It will probably be 10-20 years before any construction will begin. It is challenging for cities to continue to rely on “building” their way out of traffic problems. Short-term successes in Alameda may be seen through project development conditions of approval.

City Councilmember’s from Alameda and Oakland meet quarterly to discuss transportation issues. This is an ongoing effort and will be a long process.

Boardmember Ezzy Ashcraft commented that transportation is a regional not just a local problem. We need to continue to pursue opportunities to get people out of their cars.

#### ORAL COMMUNICATION:

Andrew Thomas advised the Board of a pending design review item for a location (Kohl’s) at Alameda Towne Centre (ATC).

President Cook asked how the design fits in with the Master Plan Amendment.

Andrew Thomas responded by saying Alameda Towne Centre’s (ATC) Planned Development Amendment (PDA) allows for expansion of floor area. ATC can introduce new tenants through the design review process but cannot increase tenant space (square footage).

President Cook requested the item be placed on the agenda for the next Planning Board meeting on April 28, 2008.

President Cook inquired about the status of Clif Bar.

Andrew Thomas responded that Clif Bar was concerned about the lack of food choice options in the area and their employees’ ability to bike to work.

President Cook mentioned the board would like to hear about these concerns from Staff and not from reading it in the newspaper.

#### CONSENT CALENDAR:

NONE

REGULAR AGENDA ITEMS:

**(9-A.)** Cynthia Eliason presented the City Council approved Local Action Plan for Climate Protection. This item was for discussion purposes only. No action was taken.

President Cook asked how zero waste is achieved since there is always something that doesn't fit in a bin. Staff responded that zero waste is a goal.

Public comment was opened.

Citizen Bill Smith commented on emissions and zero waste.

Public comment was closed.

Boardmember Lynch inquired whether Stopwaste.org assisted with preparation of the report. Staff responded in the affirmative. Stopwaste.org was instrumental in putting together this collaborative effort.

Boardmember Lynch commented on initiative #2 page 29. Retail trips account for the highest use of vehicles. How is this issue addressed? Staff responded that these issues are considered as individual projects are reviewed.

Boardmember Ezzy Ashcraft referred to the last document in the plan (Appendix F). She asked whether environmentally preferred purchases (for example cleaning products used by City maintenance staff) would move forward to become an ordinance or stay on the back burner. Staff responded that the intent is to move the document forward as an ordinance. Styrofoam was the first initiative but others will follow.

Boardmember Ezzy Ashcraft inquired about the steps required to create a new ordinance. Staff responded by detailing the process involved in establishing an ordinance from Staff to the Planning Board to the City Council.

Boardmember Ezzy Ashcraft inquired whether staff would look to other cities for what they have done in this area. Staff responded in the affirmative.

Boardmember Ezzy Ashcraft inquired about the timeframe for implementation of the plan. Staff responded that a timeline has not been set.

Boardmember Ezzy Ashcraft acknowledged Simone Wolter (staff) for her contributions to the plan.

Boardmember Lynch inquired whether bike lockers will be provided outside the theatre. Staff responded in the affirmative.

Boardmember Lynch mentioned riding his bike along Park Street and was disappointed there was no place for bike parking. He suggested the City may want to look into places for bike lockers and bike parking. President Cook concurred with Boardmember Lynch. Staff responded that they will mention bike parking and lockers to city staff working on the citywide bike plan.

Boardmember Ezzy Ashcraft commended Cynthia Eliason for the bike parking provided outside Peets and noted there is no bike parking available outside Long's on Santa Clara and Oak Streets.

Boardmember McNamara said it would be nice to have everything in place but this is a great first step.

Boardmember Ezzy Ashcraft agreed but commented that Alameda is a bit late since 10 other cities have already adopted the ordinance.

President Cook thanked staff, Simone Wolter and Boardmember Cunningham for their work on the project. The Planning Board can take the lead on transportation and land use initiatives. Work/live ordinances are sensitive topics in Alameda. The City Council considers whether actions are consistent with the Local Action Plan. Project consistency with the local action plan should also be considered by the Planning Board when reviewing projects. Including this information on staff reports would be helpful. If possible, without creating additional work, President Cook would like Staff to periodically advise the Board about the status of these initiatives either annually or semi-annually.

Andrew Thomas responded in the affirmative. Staff will add a section to future staff reports regarding project support of the Local Action Plan. Priority setting is key.

Cynthia Eliason mentioned that the City Council asked how monitoring of this ordinance would occur. This is under discussion. Staff is interested in tracking implementation not just numbers.

No action was taken.

**(9-B.)** Cynthia Eliason presented the staff report recommending the City Council approve Green Building requirements for City building projects, capital improvement projects, and public-private partnerships.

Staff pointed out that this requirement affects City projects (such as fire stations, renovations, Carnegie), and public/private partnerships (such as Alameda Point).

Boardmember Lynch thanked staff for bringing this item forward. He asked why the recommendation is for the minimum standards. Staff responded that the model ordinance was used as the template with minimum requirements.

Boardmember Lynch stated it would be helpful to compare these requirements with what is stated in the Local Action Plan. President Cook suggested removing the word "minimum".

Boardmember Ezzy Ashcraft distributed copies of information about the ordinance she retrieved from the Stopwaste.org website. She mentioned the minimum is a suggestion not a requirement. Cities may choose their level of participation. By June 2009 Alameda is required to adopt a bay friendly landscaping ordinance in order to continue to receive funding from Stopwaste.org. Is there a reason Staff is not implementing this ordinance now? Boardmember Ezzy Ashcraft would like to incorporate bay friendly landscaping into the ordinance tonight. In the city of San Francisco it is not uncommon for applicants to wait six months for building permits. San Francisco expedites permit processing of LEED certified projects. Would this process work in Alameda.

Staff responded in the negative. Incentives are difficult to provide in Alameda since we currently enjoy a ten day turnaround on permit processing.

Boardmember McNamara inquired how staff will assure the Board's direction will be incorporated into a landscaping ordinance. Staff responded that Build It Green and LEED principles and suggestions would be used as models.

Boardmember McNamara inquired what the timeline for completion of this ordinance is. Staff responded there is a six month rollout.

President Cook stated she also would like to see voluntary standards implemented in the interim and inquired if a continuance of this item would give staff time to prepare and present voluntary bay friendly landscaping guidelines.

Boardmember Ezzy Ashcraft inquired whether there was any reason why Stopwaste.org's bay friendly landscaping model ordinance could not be applied in Alameda. Staff responded that it could be used as a stop gap voluntary program for private developments. Boardmember Ezzy Ashcraft commented that she would like the bay friendly landscape guidelines incorporated into the ordinance.

President Cook identified two issues regarding the ordinance. There is no reference to bay friendly landscaping or voluntary green guidelines for residential properties. She suggested using the City of Oakland's ordinance as a guide.

Boardmember Lynch suggested further study of the available options. He inquired what Staff wanted to accomplish tonight and in the future. He stated that implementation costs should be considered as well as what impact implementation would have on the budget. He would like to see a 5-year plan and suggests there are things that can be done to move this issue forward.

Cynthia Eliason responded that education of city staff is an important part of this process. Smaller ordinances will be presented to the Board (fireplaces, etc.). Staff is not resistant to voluntary compliance. It is simply a matter of available resources.

Boardmember Lynch requested staff to comment on the last two clauses of the resolution and inquired whether the Resolution could be modified to include the Oakland bay friendly landscaping ordinance. Staff responded that the resolution could be modified to include additional 'whereas'. President Cook stated the modifications should be included as "resolves" not "whereas".

Boardmember Ezzy Ashcraft suggested adopting two resolutions with one mirroring the City of Oakland's civic ordinance that applies to municipal projects. She commented that page 2, first 'whereas' of the resolution is too vague for the public.

Cynthia Eliason, Farimah Faiz and Boardmember Ezzy Ashcraft discussed whether it was appropriate to adopt an ordinance that had not been previously publicized or if the item should be presented at the next Board meeting.

Andrew Thomas suggested the bay friendly ordinance resolution be presented to the Board at the April 28, 2008 meeting or as a consent item at the May 12, 2008 meeting.

President Cook suggested Boardmember Ezzy Ashcraft work with Staff on the wording for the resolution.

The public hearing was opened.

Speaker, Bill Smith, spoke in favor of this item.

The public hearing was closed.

#### WRITTEN COMMUNICATIONS:

Andrew Thomas mentioned an upcoming meeting of the Alameda Point Task Force.

## BOARD COMMUNICATIONS:

Boardmember McNamara discussed the Bridgeside project and reminded staff that the Board had previously requested responses to several questions regarding the project. She would like staff's response at the next Board meeting. President Cook suggested a site visit. Boardmember Lynch inquired whether a field trip to the site could be listed on the agenda as "Item 9-B" for example.

Andrew Thomas suggested an organized site visit on a Saturday may be more appropriate.

President Cook inquired about Staff's response to previous questions on the Measure A Summary Report. Staff responded that it would be on the next agenda. President Cook inquired whether the overview requested by Boardmember Cunningham was being provided. Andrew Thomas responded in the negative and stated that the Planning & Building Director suggested a summary report should be the first step.

Boardmember Ezzy Ashcraft mentioned the Theatre Gala is being held next month on Wednesday, May 21<sup>st</sup> from 6-10 p.m. Tickets are \$100 each and contributions will help restore the theatre mural.

**9-B. City of Alameda – 2263 Santa Clara Avenue.** President Cook reopened Item 9-B and asked if there was a motion.

Boardmember Ezzy Ashcraft moved to approve the amended and modified resolution. **Approved as amended 4-0.**

## ADJOURNMENT:

The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Andrew Thomas, Secretary  
City Planning Board

This meeting was audio and video taped.